



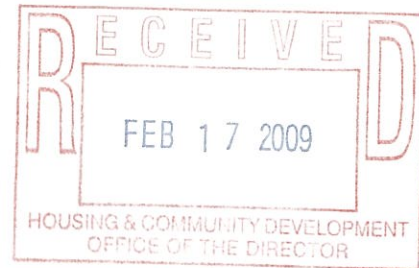
City of Whittier

13230 Penn Street, Whittier, California 90602-1772
(562) 464-3380 Fax (562) 464-3509

Cathy

February 11, 2009

Housing & Community Development
1800 Third Street
P.O. Box 952050
Sacramento, CA 94252-2050



Subject: City of Whittier 2007-2008 General Plan Progress Report

Dear HCD Official:

Attached is a copy of the "City of Whittier 2007-2008 General Plan Progress Report", approved by the Whittier City Council on February 24, 2009, for your review. Government Code Section 65400(b) requires that an annual General Plan progress report be provided to the State Department of Housing and Community Development (HCD). The purpose of this report is to discuss the City's progress in implementing the General Plan, meeting its share of regional housing needs, and removing governmental constraints to the maintenance, improvement and development of housing. This report covers the period between October 1, 2007 and September 30, 2008.

Should you have any questions, please contact me at (562) 464-3380.

Sincerely,

Don Dooley,
Planning Services Manager

Enc: City of Whittier 2007-2008 General Plan Progress Report

CITY OF WHITTIER

2007 – 2008 GENERAL PLAN ANNUAL PROGRESS REPORT

**COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION**

February 2, 2009



BACKGROUND

State law requires that each City adopt a general plan that incorporates seven mandated elements. Additional topics may be adopted, which are called optional elements. State law also states that the General Plan should be kept current. This is done through comprehensive updates and through amendments. Updates for an element are usually undertaken at least five years apart, and they look at underlying conditions and preferences. Amendments are typically smaller in scope and typically involve minor changes to the text of the General Plan or modifying the General Plan land-use map. Amendments are typically triggered by a private (developer) application or by direction from the City Council. Changes to the General Plan require a public hearing before the Planning Commission and the City Council.

On August 3, 1993, the Whittier City Council adopted the City's current General Plan. The General Plan contains eight elements: Land Use, Housing, Transportation, Environmental Resource Management, Air Quality, Public Safety, Noise and Historical Resources. Table 1 shows the status of the City's General Plan elements, including both State mandated and optional.

Table 1. General Plan Element Status.

Element	Required or Optional	Date of Adoption or Amendments	Comment
Land Use	Required	Adopted on May 18, 2006.	The City Council approved General Plan Amendment 06-001 to permit exceptions to the City's minimum residential density requirements in the City's R-2 (Light Multiple Residential); R-3 (Medium Multiple Residential); and R-4 (Heavy Multiple Residential) Zones.
Housing	Required	Adopted on Dec. 12, 2006.	City Staff is currently updating the Housing Element for the Planning period 2006-2014 to comply with its Regional Housing Needs Assessment (RHNA) requirements. Staff anticipates that the City's new Housing Element to be completed and adopted by early 2009.
Transportation	Required	Adopted in 1993.	No amendments.

Environmental Resource Management Element	Required	Adopted in 1993.	No amendments.
Air Quality	Required	Adopted in 1993.	No amendments.
Public Safety	Required	Adopted in 1993.	No amendments.
Noise Element	Required	Adopted in 1993.	No amendments.
Historical Resources	Optional	Adopted in 1993.	No amendments.

As required by Government Code Section 65400(b)(1), every city must submit an annual progress report to their local legislative body, the Governor's Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD) on the implementation status of their General Plan. The annual report must also include discussion on the City's progress in providing its required share of affordable housing, pursuant to Government Code Section 65584, and its effort to remove governmental barriers for the maintenance, improvement and development of affordable housing per Section 65583.c(3) of the California Government Code.

This report covers the period between October 1, 2007 and September 30, 2008.

STATUS OF GENERAL PLAN AND IMPLEMENTATION PROGRESS

General Plan

Land Use Element

The Land Use Element serves as a guide for public and private decision-making regarding land use issues and future development. Specific goals and policies are provided to correspond to major land use issues of concern including: land use compatibility, residential, commercial and industrial uses, parks and open space areas.

The City of Whittier is considered a developed community comprised mostly of single-family residential neighborhoods, with its predominant commercial and industrial uses situated along several major roadways. As a developed community, any future development in the city would occur as infill or redevelopment.

In 1993, an updated Land Use Element was adopted as part of the City's comprehensive General Plan update. Since adoption of the City's current General Plan, the City has processed a variety of new land use developments.

During the time period between October 1, 2007, and September 30, 2008, the City of Whittier has adopted a total of ten Zoning Code Amendments and began working on one General Plan Amendment. The details are as follows:

Zoning Code Amendments

1. Zoning Code Amendment 07-004 (City initiated). To amend the City's Municipal Code to amend the residential parking standards throughout the City. (Adopted October 9, 2007)
2. Zoning Code Amendment 07-006 (City initiated). To amend the City's sign ordinance to comply with recent court decisions concerning content neutral speech regulations for non-commercial signs. (October 9, 2007)
3. Zoning Code Amendment 07-001 (City initiated). To amend the City of Whittier Municipal Code for walls and fencing for properties along the Greenway Trail. (Adopted October 9, 2007)
4. Zoning Code Amendment 07-002(A) - (City initiated). To adopt zoning code provisions for boarding/rooming houses and transitional shelters/houses. (Adopted December 11, 2007)
5. Zoning Code Amendment 07-002(B) - (City initiated). To adopt zoning code provisions for reasonable accommodation procedures for fair housing to disabled or handicapped individuals. (Adopted August, 2007)
6. Zoning Code Amendment 07-007 - (City initiated). To adopt zoning code provisions requiring the inclusion of affordable housing units as part of all new residential developments (Adopted June 10, 2008)
7. Zoning Code Amendment 07-008 - (City initiated). To adopt zoning code provisions granting density bonuses or other incentives for the inclusion of affordable housing units beyond those otherwise required to be developed. (Adopted June 10, 2008)
8. Zoning Code Amendment 08-001 - (City initiated). To modify the Whittier Municipal Code as it pertains to the revocation, modification and expiration of various land-use entitlements and Design Review applications by various approval authorities. (Adopted May 13, 2008)
9. Zoning Code Amendment 07-005 - (City initiated). To adopt a City wide vacant lot ordinance to regulate the aesthetics of a vacant lot. (Adopted December 12, 2007).
10. Zoning Code Amendment 07-005 - (City initiated). Adopting a moratorium and time extension on the establishment and operation of smoking bars and lounges (Adopted September 9, 2008)

General Plan Amendments

1. General Plan Amendment (City initiated) -The Comprehensive update to the City's 2006 Housing Element for the Planning Period 2006-2014 (in progress). The expected completion date is April 2009.

Specific Plans

Between October 1, 2007, and September 30, 2008, the City of Whittier also continued working with its planning consultant to update the Uptown Whittier Specific Plan. The 1989 Uptown Specific Plan was adopted in response to the October 1987 Whittier Narrows Earthquake and because of growing community concern about the need to preserve and enhance Uptown's historic character, its dynamic qualities and its economic viability.

Housing Element - In a continuing effort to provide housing assistance within the community, the City of Whittier and the Whittier Redevelopment Agency have sponsored a number of housing programs, which are implemented by the Redevelopment and Housing Division of the Community Development Department. The Whittier Redevelopment Agency is a separate legal entity established in early 1970's to eliminate blight and improve infrastructure within Whittier's four Redevelopment Project Areas, and to assist low and moderate income families to secure decent, safe, and sanitary housing at affordable prices citywide. The focus of the Redevelopment and Housing division is to provide financial assistance in the form of low cost home improvement programs, provide essential public services, stimulate the revitalization of older declining neighborhoods and monitor the modernization of essential infrastructure in neighborhoods with a high concentration of low-moderate income residents.

Share of Regional Housing Need - The City's Housing Element identifies Whittier's housing goals and objectives. The City's share of affordable housing units is determined by a Regional Housing Needs Assessment (RHNA) conducted by the Southern California Association of Governments (SCAG). Table No. 2 (below) identifies the specific number and type of affordable housing units to be constructed within the City of Whittier from 2000 to 2005. This identification of affordability type is categorized as Very Low (less than 50 percent of Los Angeles County median income), Low (50-80 percent of L.A. County median income), Moderate (80-120 percent of L.A. County median income), and Above Moderate (greater than 120 percent of L.A. County median income). However, the actual affordability is based on many factors including, but not limited to: household income, sales price, financing terms, required down payment, permitted debt ratio and household size (number of persons in the family).

Table 2. City of Whittier – Regional Housing Needs (2000-2005)

Income Category	Housing Units	Percent of Total
Very Low	66	21.3%
Low	54	17.5%
Moderate	70	22.7%
Above Moderate	119	38.5%
TOTAL	309	100%

Housing Element Update – The City's current Housing Element was updated in 2006. City staff is currently working on updating Whittier's Housing Element for the Planning period 2006-2014 in order to comply with its Regional Housing Needs Assessment (RHNA) requirements. Staff anticipates the updated Housing Element to be completed by early 2009.

Listed below, are the City's Housing requirements for the Planning period of 2006 to 2014.

Table 3. City of Whittier - Regional Housing Needs (2006 -2014)

Income Category	Housing Units	Percent of Total
Very Low	225	25.2%
Low	140	15.7%
Moderate	151	17.0%
Above Moderate	375	42.1%
TOTAL	892	100%

Under the 2005 Whittier Boulevard Specific Plan, a total of 1,490 new units are anticipated within the City. Between 2007-2008, a total of 96 (actual) units have already been approved within the Whittier Boulevard Specific Plan (located at 16050 and 16110 Whittier Boulevard), with additional housing stock anticipated elsewhere in the City in the near future. For example, up to 1,035 dwelling units may be created as part of the 2008 update to the Uptown Whittier Specific Plan. Therefore, the City of Whittier is actively in the process of creating and approving new housing units for all socio-economic groups in the community.

Housing Objectives and Programs - The following summarizes the progress that the City has made toward achieving Housing Element objectives and development of specific programs:

- 1) **Assistance to the Salvation Army** (CDBG funded): The City has provided a small amount of grant funding to the Salvation Army to support the Hospitality House and Shower program. This program assists homeless individuals by providing a safe environment to eat, sleep, and shower.
- 2) **Housing Rehabilitation** (CDBG and HOME funded) program offers low-interest or no-interest loans to promote the improvement, rehabilitation and/or the preservation housing units. The loans are often times paired with a grant for exterior beautification or lead-based paint removal. Improvements and repairs eligible under the program include lead-based paint testing and hazard reduction, electrical, heating, plumbing, roofing, stucco application, exterior and interior painting, windows, insulation, concrete driveway, kitchen and bathroom repairs, flooring, etc. Like the MHRG program, the program is available to Low-income households earning no more than 80% of the area median income adjusted for family size. In fiscal year 2007-2008, this program funded 12 loan funded rehabilitations. Between its

inception and 2007-08, the HOME (Home Investment Partnership Program) funded portion of the program assisted 67 homeowners. CDBG funds are also used for housing rehabilitation purposes. From the program's inception through 2007-08, the CDBG funded portion of the program has assisted approximately 278 homeowners. In addition to the loan the City now offers a grant program of up to \$10,000 primarily for roof replacement. No households utilized this program assisted in 2007-08

- 3) The **Minor Home Repair Grant Program (MHRG)** (CDBG funded) is available to low-income families. It makes available grants of up to \$4,000 for minor home repairs such as: painting, minor plumbing and electrical repairs, window and door repairs, and other items of a similar nature including accessibility improvements for the disabled. The program was initiated in Fiscal Year 2004-05. In 2007-08 the City Council allocated a total of \$200,304 in CDBG funds to the program. The program is operated by Veteran's In Community Service (VICS) and Southern California Rehabilitation Services (SCRS). The VICS run program was able to assist 51 households in 2007-08, while the SCRS program, which focuses on accessibility improvements, was able to assist one household during the same period.
- 4) The **Rio Hondo Temporary Home** (Redevelopment funded) provides transitional housing, food and related supportive services to assist families and individuals regain self-sufficiency. The Agency has provided annual funding in the amount of \$50,000 to the Home for the past several years using LMI Set-Aside funds (20% of gross tax increment from redevelopment areas). The Home served eight families with 25 individuals in 2007-08.
- 5) The **Whittier Area First Day Coalition** (Redevelopment funded) is a homeless shelter that opened in May 2000, and has been funded \$100,000 annually using redevelopment LMI Set-Aside funds. In 2007-08, First Day provided housing for 149 individuals for a total of 12,002 person shelter days. The facility also provides related supportive services to help homeless individuals regain self-sufficiency.
- 6) The **Women's and Children Crisis Shelter** (Redevelopment funded) provided temporary shelter food, clothing, crisis intervention and advocacy for victims of domestic violence. The Agency has provided \$34,000 annually using redevelopment LMI Set-Aside funds. In 2007-08 the facility gave shelter to 272 persons for 6,254 person shelter days.
- 7) The **First Time Home Buyer Program (FTHB)** (Redevelopment funded). The FTHB program has assisted 73 families from its inception in 1997-98 through June 2006. However, due to the extraordinary market conditions, the program was suspended during 2005-06 and did not assist any buyers in 2007-08.

- 8) The **Community Alliance for Responsible Enforcement Program** (CARE) (Redevelopment funded) was added to the Agency housing assistance efforts in 1999. It has the primary goal of enhancing the visual appearance of neighborhood while creating a sense of safety and security in the Area. The Program allows property owners and managers to bring about improvement in building conditions and management. The minimum loan amount is \$2,000 and the maximum amount is \$22,500. Due to minimal participation by property owners, the program was suspended and did not assist any new households in 2007-08... However, the CARE program assisted 45 properties from its inception in 1999 through June 2007.

The **Rental Improvement Loan Program** (HOME funded) assists rental property owners with non-interest bearing loans to promote the improvement, rehabilitation and/or the preservation of rental property containing up to eleven units. Two property owners took advantage of the program in 2006-07 to rehabilitate a total of 11 units. This program has also been suspended due to low participation numbers and as a result no new property owners participated in the program in 2007-08.

Transportation Element – The Circulation Element defines the transportation needs of the City and presents a comprehensive transportation plan to accommodate those needs. The Element also focuses on identifying and evaluating local circulation needs, while balancing those needs with regional demands and mandates. The City of Whittier currently participates in local and regional transportation planning and decision-making by implementing the guidelines of the Los Angeles County Congestion Management Plan and conforming to the Los Angeles County Master Plan of Arterial Highways.

Through the Capital Improvements Programs (CIP), the City has undertaken various projects as described in the Table 4 below:

Table 4. Capital Improvements Programs

Project	Description
Howard Street overlay	Description: Pavement rehabilitation using CDBG funds. Project cost was \$100,000.
Construction of Sidewalk and Ramp FY07-08 (TDA Fund):	Constructing new sidewalk and ramps at various locations for ADA access. The project cost is \$60,000.
Pavement Surface Treatment (Slurry Seal) Program FY07-08 combined with the Greenleaf Avenue Overlay and Bike Lane installation on Mar Vista Street and Greenleaf Avenue:	Chip and/or slurry sealing and restriping of lane line of the asphalt streets in East Whittier Pavement and rehabilitation and installation of

	bike lanes per the Bike Master Plan. The total project cost is \$480,000.
Philadelphia Street and Various Collector Street pavement rehabilitation:	Reconstruction of damaged pavements and slurry/chip seals of roads. The total cost was \$360,000.
Construction of Sidewalk and Ramp (SR2S Grant)	Construction of new sidewalk and ramp on the north side of Beverly Boulevard from Pioneer Boulevard to Norwalk Boulevard and on the east side of Norwalk Boulevard from Rose Drive to Beverly Boulevard. The project cost is \$196,820.
Painter Avenue Rehabilitation:	Reconstruction of asphalt concrete pavement, sidewalk, ramp, curb and gutter, installation of traffic loops and restriping of lane lines from Whittier Boulevard to Hadley Street. The total project cost is \$1,628,178.
Mar Vista Street Overlay	Repaving of the asphalt street from Painter Avenue to Ocean View Avenue. Reconstruction of sidewalk, curb and gutter as well as restriping of traffic lane line. The project cost is estimated at \$289,000.
Citywide Sidewalk Repairs	Reconstruction of sidewalks damaged by mature tree roots north of Uptown Whittier. Project cost was \$330,000.

In addition to providing street and traffic circulation improvements, the City of Whittier is a local transit operator in the community, providing fixed-route and paratransit service since 1974. Whittier Transit (WT) utilizes four, heavy-duty vehicles. As of April 1, 2005, the City of Whittier has contracted with the City of Norwalk to provide fixed-route and paratransit service. The City of Whittier also contracts with Western Transit Systems to operate the Dial-A-Ride system, which is comprised of six vans and one sedan.

In 2000, the City purchased 4.5-miles of railroad right-of-way to use as a bicycle, walking, jogging, disabled access pathway and commuter trail. The "Greenway Trail" offers commuters an alternative mode of transportation to reduce congestion, traffic, noise, and air quality impacts. Construction of the Greenway Trail began in the fall of 2006 and was completed in 2008.

Environmental Resources Management Element – The Environmental Resources Management Element (ERME) combines the mandated Conservation and Open Space Elements. This Element identifies environmental resources within the City and establishes a plan for their conservation, management, or preservation.

In terms of the Resource Management, the City has worked collaboratively with the Environmental Protection Agency to establish a water treatment plant on Durfee Road in the Whittier Narrows Dam area. EPA plant has been producing treated water since January 2006. The water treatment plant treats the water to recharge the water back into the ground, into the San Gabriel River or supplies water to the City. The EPA plant produces 90% of City's potable water demand with the other 10% is produced from a combination of water from Central Basin Municipal Water District's Treatment Plant and water from City Wells.

The City is working toward upgrading all city-operated irrigation systems. Four park locations have been upgraded to become part of a centralized irrigation system. Five locations have become SMART systems with shut off irrigation valves if there is a broken line. As funds become available, additional park sites will be upgraded.

Plans for the 4.5-mile Greenway Trail were approved by the City in December of 2001. The project construction started August 2006 and was completed in 2008.

The Greenway Trail includes thirteen (13) irrigation controllers which will become a part of the City's centralized irrigation system. In addition, Phase #1 of the Greenway Trail landscape plan calls for drought tolerant plant material to be installed along the entire 4.5-mile length. The Trail will provide the following amenities: a bike trail, walking trail and connecting trails to several schools, parks, and neighborhoods as well as educational elements located in the four "stations". The City will continue upgrading access, safety and use issues after completing a comprehensive Parks Needs Study.

Air Quality Element – The Air Quality Element is not a state-mandated element but is recommended under the 1991 Air Quality Management Plan for the South Coast Air Basin. The Air Quality Element contains programs that will allow the City of Whittier to contribute to the attainment of state and federal clean air standards. Listed below are projects the City of Whittier is implementing/developing to fulfill the goals of the Air Quality Element.

The City is actively pursuing alternative means of commuting to work. For example, in 2001, the City purchased an abandoned railroad right-of-way (known as the Greenway Trail). Completed in 2008, it will help with air quality by providing alternative means of commuting (i.e., walking or biking) to work.

The City has taken delivery of a second compressed natural gas (CNG) refuse truck, bringing the total amount of alternative fueled vehicles to 5 in the Fleet Department. The City has 6 other CNG fueled vehicles on order: 5 refuse trucks and 1 street sweeper. Each of these vehicles is replacing existing diesel fueled trucks and awarded grant funding is being applied to each purchase (\$20,000 each).

The City continues to encourage flexible work schedules (i.e., 9/80, 4/40) for various departments (i.e. Police Department, Water Division, Parks Department and Community Services Department) and ridesharing by offering preferred parking spaces and other awards. To get "credit" for those employees who are already carpooling, walking, biking or taking public transportation to work, a transportation survey was conducted in 2006. The survey included all employees reporting to work within 2 miles of the Civic Center complex. The survey results found that employees were split into those arriving during the peak commuting "window" from 6 a.m. to 10 a.m. and all others arriving after 10 a.m. 460 employees were surveyed and the percentage of return was 92%.

The survey results also showed that there are 1,411 employee trips generated within 2 miles of the Civic Center complex within the peak commuting "window". A total of 1,260 vehicles arrive weekly within the window. The survey results also showed that there are 462 employee trips generated after 10 a.m., within the off peak. A total of 379 vehicles arrive weekly within this off peak window. Therefore when the peak and off peak figures are combined the current AVR is 1.12. This figure is lower than last year's total of 1.15, but an additional 174 employees were surveyed.

To reach the City's target AVR of 1.5, the City must have to eliminate 320 vehicles per week or 64 vehicles per day from coming to worksites within 2 miles of the Civic Center complex. The City met the 2005-2006 Air Quality Improvement Plan (AQIP) requirements by purchasing emission credits, so that Whittier immediately met its average vehicle rider ship (AVR) goal of 1.5 persons per vehicle.

The City has also begun installing solar systems for irrigation, speed radar signs (i.e. Painter and La Cuarta) and crosswalk signs (Norwalk and Orange). The City is in the process of installing additional solar powered pedestrian crosswalks and radar signs.

It should also be noted that street and parking area cleaning is completed on a weekly or bi-monthly basis throughout the City. More regular cleaning takes place within specific areas of Uptown Whittier area.

Public Safety Element - The Public Safety Element addresses both natural and man-made hazards that may result in economic and social disruption, the loss of life, and/or damage of property. In an effort to minimize such loss/damage due to

earthquakes, flood, fire, landslides, crime, hazardous materials/waste contamination and man-made hazards, the City has adopted a Standard Emergency Management System (SEMS) emergency operations plan. This disaster plan integrates community resources into municipal emergency management, including a list of local resources such as personnel, equipment, material, specialized medical and other training and auxiliary communications ARES/L.A. County Disaster Communications Systems.

As required by Presidential Directive 5, which was issued after September 11, 2001, the City has adopted Resolution No. 7875, which recognizes the National Incident Management Systems (NIMS) and adopts NIMS principles and policies into the City's emergency management system. The national NIMS is essentially based on California's SEMS model. Although the two systems are very similar, in 2008, the City's existing SEMS-based emergency operations plan was updated, where necessary, to be fully compliant with NIMS. In conformance with the SEMS/NIMS emergency operations plan, the City of Whittier has continued to perform regular workshops, exercises and disaster drills in conjunction with other agencies (e.g., L.A. County Fire Department) and other institutions (e.g., Whittier College) that will help establish and maintain an on-going state of readiness within the City organization.

The City approved a Natural Hazards Mitigation Plan on September 14, 2004, which was also reviewed and approved by FEMA in June 2005. The Plan includes resources and information to assist City residents, public and private sector organizations, and others interested in participating in planning for natural hazards. The mitigation plan provides a list of activities that may assist the City of Whittier in reducing risk and preventing loss from future natural hazard events. The action items address multi-hazard issues, as well as activities for earthquakes, flooding and wildfires. The list of mitigation actions in the plan is reviewed by City staff on an annual basis prior to preparing yearly budget requests.

The Police Department continues to enhance community safety through crime prevention and innovative strategies. Some of the existing law enforcement programs that have promoted public safety in the City of Whittier include the Neighborhood Watch Program, Public Service Area policing structure, DUI and seat belt enforcement grant programs, the School Resource Officer program and a peer-mentoring program for at-risk youth. The Department is currently seeking a partnership with the East Whittier School District who recently received a grant enabling them to fully fund a school resource officer for four years. The Police Department continues to utilize an additional traffic officer through an OTS grant thus augmenting resources specific to traffic safety. In addition, the Department applied for and received two additional click it or ticket grants through the Office of Traffic Safety for the purpose of enforcing seat belt laws. Because traffic safety continues to be a priority, another grant was obtained enabling the purchase of three new hand-held Lidar devices. Moreover, utilizing

transportation funds, the Department purchased two dual purpose motorcycles specifically to patrol the new Greenway Trail. Other federal grants were obtained enabling the Police Department to upgrade communication infrastructure, purchase state of the art computer analyzing programs to assist with digital equipment investigations, and other programs to enhance crime analysis and forensics. The City continues to participate in several multi-agency crime task forces focusing on vehicle theft and illegal drug trafficking. This participation ensures that a collaborative partnership between various law enforcement agencies, courts, parole, probation, the District Attorney's office and local school districts is maintained. Finally, the City's first gang injunction was granted through Superior court and since its inception, the Department has focused on strict enforcement resulting in several arrests and criminal filings.

Noise Element – The Noise Element of the General Plan is dedicated to protecting the community from excessive noise. The City recognizes that there are two major categories of noise sources, mobile and stationary. With respect to stationary noise sources, they are generally associated with industrial and commercial activities, construction work, and human activity. Mitigation of these noise sources typically involves limiting business hours, restricting commercial and industrial business operations to enclosed buildings, and/or considering land use compatibility when determining an acceptable limit for noise exposure for various land uses. A variety of these options continue to be implemented for all new developments in the City as a means of mitigating adverse noise impacts. It is important to note that the City routinely requires noise studies (particularly for new residential development) to ensure compliance with the City's Noise Ordinance. Noise mitigation is therefore applied to all new projects, as necessary.

Historical Resources Element – The Historical Resources Element is an optional Element that specifically meets the historic preservation needs of the City. The comprehensive update of the City's historic resources ordinance, in 2001, continues to serve as a guide for the historic resources located throughout the City. The most recent and prominent addition to the list of National Landmarks is the Whittier Train Depot, which was placed back on the National Register in 2004. In addition, the City added to its "Official Local Register of Historic Resources" the house at 13504 Earlham (a.k.a. Earlham Hall/Tebbits-Coffin House) as a resource that is eligible for designation as a local historic landmark. However, the property owner (Whittier College) has not pursued landmark designation at this time.

The City of Whittier approved the use of Mills Act agreements, in the early 1990s, for the owners of designated historic properties or contributing resources within a historic district. Based on this action, the City promotes awareness and the use of Mills Act Agreements as an incentive for the preservation of local historic buildings. This agreement provides a method of reducing property taxes in exchange for the continued preservation of the property. Property taxes are

recalculated using a specific Mills Act assessment method. Between the period of 2007-2008, the City of Whittier has received and approved one new Mills Act Agreement application. Currently, there are a total of 31 Mills Act Agreements within Whittier.

The City also approved 16 "period appropriate" additions to structures over 50 years old throughout the City between 2007 and 2008.

In 2002, Whittier completed a citywide windshield survey of all residential structures built prior to 1941, based on an historic architectural context. A total of 1,516 buildings from the survey were found to have retained enough historic fabric and architectural integrity to warrant some degree of historic value and preservation. Therefore, in 2006, the City hired Galvin Preservation and Associates to develop a "Tiering System" to identify specific preservation standards to be applied to each of the 1,516 buildings based on one of four preservation tier categories. Each tier requires certain thresholds to be met for each building being evaluated in order to assign its Tier ranking. Once the details of the Tiering System are completed, it will be incorporated into the City's Historic Preservation Ordinance which is anticipated to be comprehensively updated in 2009.

It should also be pointed out that in 2007-2008, staff and the Historic Resources Commission attended several historic preservation seminars (such as the California Preservation Foundation Conference in Napa, California) to better identify and manage historic resources within the City of Whittier.

-The End-

